

Table 135

**COMPARISON BETWEEN PLANNED AND PROJECTED
EMPLOYMENT LEVELS IN WAUKESHA COUNTY BY PLANNING ANALYSIS AREA**

Number on Map 88	Area Name	Total Employment							
		Actual 1990	Recommended County Land Use Plan: Buildout Conditions ^a	Projected 2010: Intermediate- Growth Scenario ^b	Difference Between 2010 Intermediate-Growth Projection and Plan Buildout Level		Projected 2010: High-Growth Scenario ^c	Difference Between 2010 High-Growth Projection and Plan Buildout Level	
					Number	Percent		Number	Percent
1	Menomonee Falls-Lannon Area	24,700	44,300	25,500	18,800	73.7	29,200	15,100	51.7
2	Brookfield-Elm Grove Area	45,300	72,800	57,100	15,700	27.5	65,100	7,700	11.8
3	New Berlin Area	19,400	35,500	20,400	15,100	74.0	28,000	7,500	26.8
4	Muskego Area	4,200	10,100	4,900	5,200	106.1	7,100	3,000	42.3
5	Sussex-Lisbon Area	5,300	16,600	5,100	11,500	225.5	7,100	9,500	133.8
6	Waukesha Lake Country Area	17,100	58,200	18,400	37,800	205.4	32,600	23,600	72.4
7	Waukesha-Pewaukee Area	49,100	103,300	61,900	41,400	66.9	77,100	26,200	34.0
8	South-Central Waukesha County Area	5,700	27,700	5,500	22,200	403.6	9,200	18,500	201.1
9	Dousman-Eagle Area	1,500	5,500	1,300	4,200	323.1	2,100	3,400	161.9
--	Total Waukesha County	172,300	372,000	200,100	171,900	85.9	257,500	114,500	44.5

^a Assumes full development of the urban areas envisioned under the recommended County land use plan, as shown on Map 87.

^b Projected for the year 2010 under an intermediate-growth centralized scenario for Waukesha County and the Southeastern Wisconsin Region, as presented in Chapter VIII of this report. These projections represent the forecasts for the year 2010 regional land use plan adopted by the Regional Planning Commission in 1992 and by the Waukesha County Board of Supervisors in 1993.

^c Projected for the year 2010 under a high-growth decentralized scenario for Waukesha County and the Southeastern Wisconsin Region, as presented in Chapter VIII of this report.

Source: SEWRPC.

in the aforementioned Technical Reports. Assuming, however, that population, household, and employment levels in Waukesha County would continue to grow at the rate envisioned under the intermediate growth projections set forth in the analyses recently completed by the Commission, the population, household, and employment levels identified under buildout conditions of the recommended County land use plan would not be attained until about the year 2050.

2010 STAGE OF THE RECOMMENDED COUNTY LAND USE PLAN

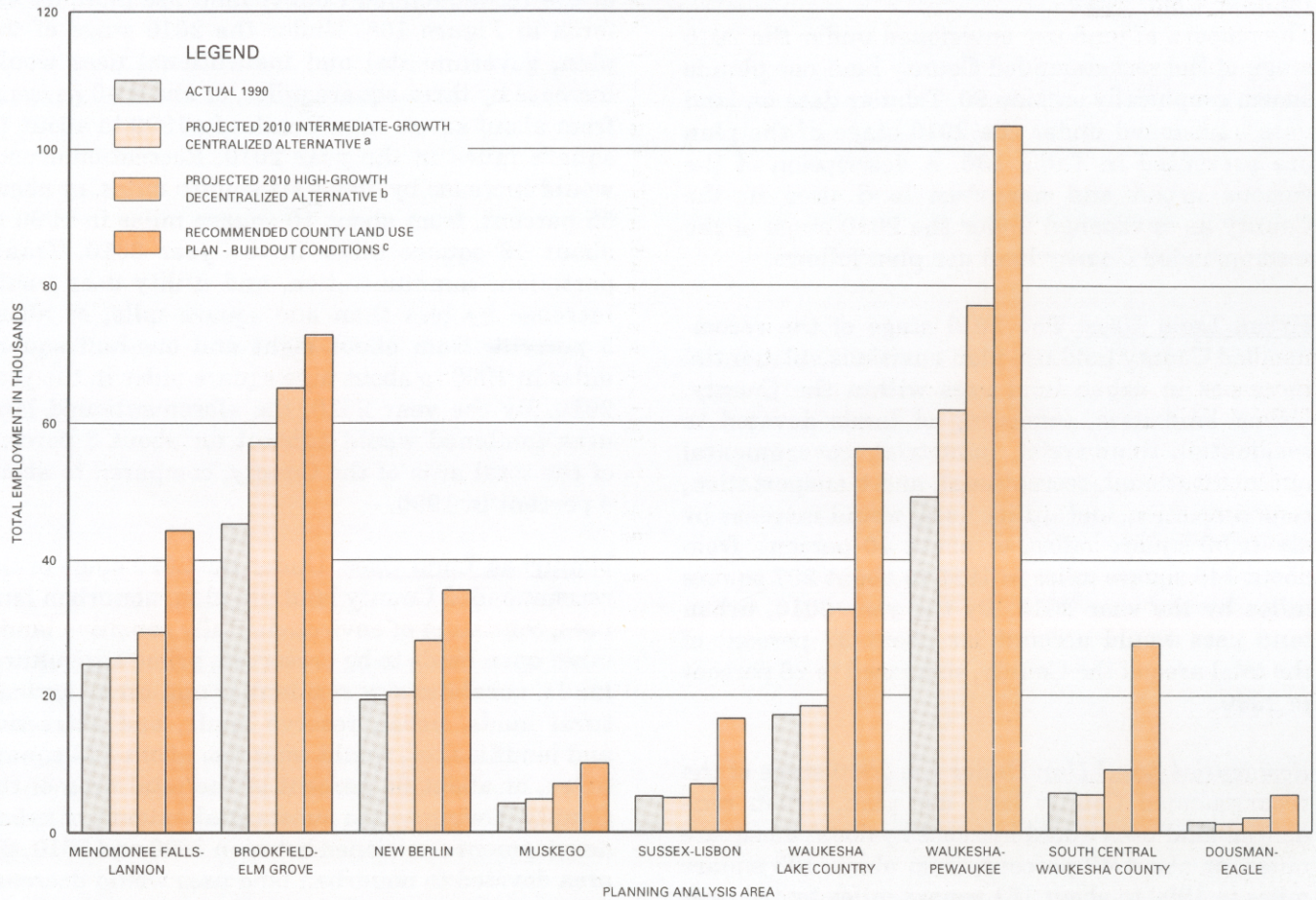
The recommended County land use plan, as set forth in the previous section of this chapter, provides recommendations for the geographic, or spatial, placement of the various land uses envisioned to occur in the County under buildout conditions. To be complete, a land use plan should also contain recommendations concerning the placement of development in time. The total land use configuration proposed under the County land use plan cannot transpire immediately, but must emerge gradually over time. Community development entails substantial public expenditures; a balance must be struck between the rate of

development and the ability to generate revenues required to meet public infrastructure required by such development. For these reasons, it becomes necessary to stage the development of the recommended County land use plan.

Even if urban development is properly distributed on the land, the question of the rate at which it should proceed is a most important one. Failure to place the urban development properly in time may lead to a decline in the quality of community services; inadequate basic public utility and community facilities, such as streets, schools, water supply and sanitary sewer service, and mass transit facilities; an inefficient formlessness of urban development occasioned by a lack of fully developed neighborhood units; and continuously rising local tax levels. Proper placement of urban development in time as well as space will permit the quality of government facilities and services to remain unimpaired through the timely extension of community utilities and facilities and will also permit public expenditures to be more nearly kept within revenue limitations. Development should be located appropriately in both time and space so as to maximize the use of existing public facilities and services and to facilitate the efficient and economical extension of such public facilities and services.

Figure 104

COMPARISON BETWEEN PLANNED AND PROJECTED EMPLOYMENT LEVELS IN WAUKESHA COUNTY BY PLANNING ANALYSIS AREA



^a PROJECTED FOR THE YEAR 2010 UNDER AN INTERMEDIATE-GROWTH CENTRALIZED SCENARIO FOR WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION, AS PRESENTED IN CHAPTER VIII OF THIS REPORT. THESE PROJECTIONS REPRESENT THE FORECASTS FOR THE YEAR 2010 REGIONAL LAND USE PLAN ADOPTED BY THE REGIONAL PLANNING COMMISSION IN 1992 AND BY THE WAUKESHA COUNTY BOARD OF SUPERVISORS IN 1993.

^b PROJECTED FOR THE YEAR 2010 UNDER A HIGH-GROWTH DECENTRALIZED SCENARIO FOR WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION, AS PRESENTED IN CHAPTER VIII OF THIS REPORT.

^c ASSUMES FULL DEVELOPMENT OF THE URBAN AREAS ENVISIONED UNDER THE RECOMMENDED COUNTY LAND USE PLAN, AS SHOWN ON MAP 87.

Source: SEWRPC.

The staging period set forth in this section covers the period from 1990 to 2010. The year 2010 was chosen as the end of the staging period because it coincides with the benchmark date of the Regional Planning Commission's most recently completed and adopted regional land use plan. Comparisons can thus be made between the 2010 stage of the County land use plan and the population, household, and employment levels envisioned under the Commission's currently adopted regional land use plan, and alternatives thereto.

It should be noted that the year 2010 stage of the recommended County land use plan is intended to

illustrate the amount of demographic and economic activity and resultant urban land uses which might reasonably be expected to occur within the County by the year 2010, considering historic growth trends and economic and demographic projections. The actual amount and location of new urban development will, however, be dictated by many factors, including among others, market forces, local land use regulations, and the availability of public facilities and services. New urban development occurring prior to the year 2010 in areas identified as "urban reserve" under the 2010 stage of the County land use plan, described later in this section of the chapter, may be considered consistent with

the County land use plan if such development were provided with essential urban facilities and services such as public sanitary sewer service.

Planned Land Use

The pattern of land use envisioned under the 2010 stage of the recommended County land use plan is shown graphically on Map 90. Tabular data on land uses envisioned under the 2010 stage of the plan are presented in Table 136. A description of the various urban and nonurban land uses in the County as envisioned under the 2010 stage of the recommended County land use plan follows.

Urban Land Uses: The 2010 stage of the recommended County land use plan envisions substantial increases in urban land uses within the County. Urban land uses, consisting of lands devoted to residential, commercial, industrial, governmental and institutional, recreational, and transportation, communication, and utility uses, would increase by about 59 square miles, or about 40 percent, from about 148 square miles in 1990 to about 207 square miles by the year 2010. By the year 2010, urban land uses would account for about 37 percent of the total area of the County, compared to 26 percent in 1990.

Residential Land Use: Under the 2010 stage of the recommended County land use plan, urban residential land uses would increase by about 43 square miles, or about 40 percent, from about 108 square miles in 1990 to about 151 square miles by the year 2010. Accordingly, the proportion of the County devoted to urban residential use would increase from 19 percent to 26 percent.

Commercial and Industrial Lands: The 2010 stage of the recommended County land use plan envisions substantial increases in commercial and industrial uses. Under the 2010 stage, commercial land uses would increase by about two square miles, or about 25 percent, from about eight square miles in 1990 to about 10 square miles by the year 2010. The proportion of the total County area devoted to commercial use would accordingly increase from 1.3 percent to 1.7 percent.

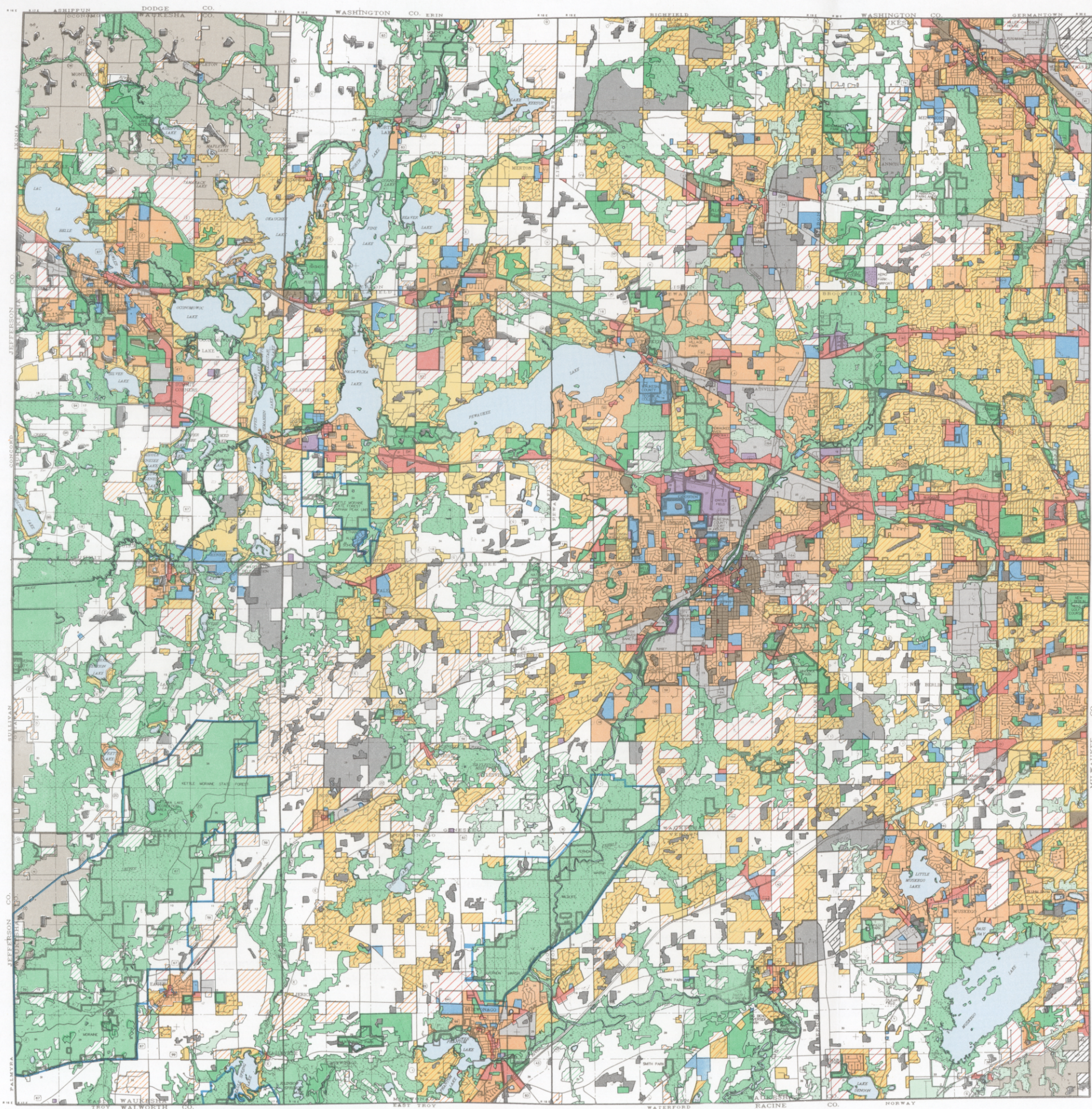
Under the 2010 stage of the plan, industrial land use would increase by about 5 square miles, or about 69 percent, from about seven square miles in 1990 to about 12 square miles by the year 2010. The proportion of the total County area devoted to industrial use would accordingly increase from 1.2 percent to 2.0 percent.

Other Urban Land: Increases in other urban land uses, including governmental and institutional, recreational, and transportation, communication, and utility uses envisioned under the 2010 stage of the recommended County land use plan are set forth in Figure 105. Under the 2010 stage of the plan, governmental and institutional uses would increase by three square miles, or about 40 percent, from about seven square miles in 1990 to about 10 square miles in the year 2010. Recreational uses would increase by about six square miles, or about 55 percent, from about 10 square miles in 1990 to about 16 square miles in the year 2010. Transportation, communication, and utility uses would increase by less than one square mile, or about 5 percent, from about eight and one-half square miles in 1990 to about nine square miles in the year 2010. By the year 2010, the aforementioned land uses combined would account for about 6 percent of the total area of the County, compared to about 4 percent in 1990.

Nonurban Land Uses: Under the 2010 stage of the recommended County land use plan, nonurban land uses, consisting of environmentally sensitive lands, other open lands to be preserved, prime agricultural lands, rural-density residential and other agricultural lands, urban reserve lands, and extractive and landfill sites, would comprise about 374 square miles, or about 64 percent of the total area of the County. Owing to the substantial amount of urban development envisioned between 1990 and 2010, the area devoted to nonurban land uses would decrease by about 59 square miles, or about 14 percent, from about 433 square miles in 1990 to about 374 square miles in the year 2010.

Environmentally Sensitive Lands: Environmentally sensitive lands, consisting of primary and secondary environmental corridors and isolated natural resource areas, would, under the 2010 stage of the recommended County land use plan, increase by about two square miles, or about 1 percent, from about 170 square miles in 1990 to about 172 square miles in the year 2010. The increase in environmentally sensitive lands would occur largely as a result of an envisioned increase in primary environmental corridors. This increase would occur when certain adjacent floodlands within planned sewer service areas, currently in agricultural use, would revert, over time, to a natural condition, becoming part of the environmental corridor network as urbanization of abutting upland areas proceeds. In the year 2010, as in 1990, environmentally sensitive lands in the County would account for about 20 percent of the total area of the County.

2010 STAGE OF THE RECOMMENDED
LAND USE PLAN FOR WAUKESHA COUNTY



LEGEND

GENERALIZED PLANNED LAND USE CATEGORY

- HIGH DENSITY RESIDENTIAL (LESS THAN 6,000 SQUARE FEET OF LOT AREA PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL (6,000-19,999 SQUARE FEET OF LOT AREA PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL (20,000 SQUARE FEET TO 1.4 ACRES OF LOT AREA PER DWELLING UNIT)
- SUBURBAN I DENSITY RESIDENTIAL (1.5 TO 2.9 ACRES OF LOT AREA PER DWELLING UNIT)
- SUBURBAN II DENSITY RESIDENTIAL (3.0 TO 4.9 ACRES OF LOT AREA PER DWELLING UNIT)
- RURAL DENSITY RESIDENTIAL AND OTHER AGRICULTURAL LANDS
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES

- EXTRACTIVE
- LANDFILL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- URBAN RESERVE
- OTHER OPEN LANDS TO BE PRESERVED
- PRIME AGRICULTURAL
- SURFACE WATER
- ADOPTED WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY

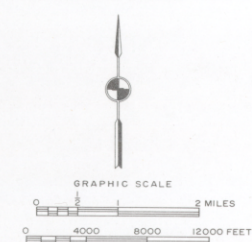


Table 136

PROPOSED LAND USE UNDER THE 2010 STAGE OF THE
RECOMMENDED LAND USE PLAN FOR WAUKESHA COUNTY

Land Use Category ^a	1990			2010 Stage ^b			Planned Change: 1990 to 2010	
	Square Miles	Percent of Urban or Nonurban Subtotal	Percent of Total	Square Miles	Percent of Urban or Nonurban Subtotal	Percent of Total	Square Miles	Percent
Urban								
Residential								
High Density ^c	3.1	2.1	0.5	3.7	1.8	0.6	0.6	19.4
Medium Density ^d	23.2	15.7	4.0	34.1	16.5	5.9	10.9	47.0
Low Density ^e	69.3	46.8	11.9	82.6	39.9	14.2	13.3	19.2
Suburban Density I ^f	3.8	2.6	0.7	9.4	4.5	1.6	5.6	147.4
Suburban Density II ^f	8.1	5.5	1.4	20.9	10.1	3.6	12.8	158.0
Residential Subtotal	107.5	72.7	18.5	150.7	72.8	25.9	43.2	40.2
Commercial	7.7	5.2	1.3	9.6	4.6	1.7	1.9	24.7
Industrial	6.8	4.6	1.2	11.5	5.6	2.0	4.7	69.1
Governmental and Institutional	7.4	5.0	1.3	10.4	5.1	1.8	3.0	40.5
Recreational	10.1	6.8	1.7	15.7	7.6	2.7	5.6	55.4
Transportation, Communication, and Utilities ^g	8.5	5.7	1.5	8.9	4.3	1.5	0.4	4.7
Urban Subtotal	148.0	100.0	25.5	206.8	100.0	35.6	58.8	39.7
Nonurban								
Environmentally Sensitive Areas ^h								
Primary Environmental Corridor	144.9	33.5	24.9	148.4	39.7	25.6	3.5	2.4
Secondary Environmental Corridor	12.0	2.8	2.1	11.1	3.0	1.9	-0.9	-7.7
Isolated Natural Resource Areas	13.1	3.0	2.3	12.3	3.3	2.1	-0.8	-5.9
Subtotal Environmentally Sensitive Areas	170.0	39.3	29.3	171.8	46.0	29.6	1.8	1.1
Other Open Lands to be Preserved ⁱ	--	--	--	10.8	2.9	1.9	10.8	--
Prime Agricultural	64.6	14.9	11.1	16.9	4.5	2.9	-47.7	-73.8
Rural-density Residential and Other Agricultural Lands	191.5	44.3	33.0	114.9	30.7	19.8	-76.6	-40.0
Urban Reserve ^j	--	--	--	47.6	12.7	8.2	47.6	--
Extractive	5.5	1.3	0.9	10.7	2.9	1.8	5.2	94.5
Landfill	1.0	0.2	0.2	1.1	0.3	0.2	0.1	10.0
Nonurban Subtotal	432.6	100.0	74.5	373.8	100.0	64.4	-58.8	-13.6
Total Waukesha County	580.6	--	100.0	580.6	--	100.0	0.0	0.0

^aStreet and parking areas are included in the associated land use categories.

^bAssumes development of the urban areas envisioned under the 2010 stage of the recommended County land use plan, as shown on Map 90.

^cHigh-density: Less than 6,000 square feet of lot area per dwelling unit.

^dMedium-density: 6,000 to 19,999 square feet of lot area per dwelling unit.

^eLow-density: 20,000 square feet to 1.4 acres of lot area per dwelling unit.

^fSuburban I-density: 1.5 to 2.9 acres of lot area per dwelling unit; Suburban II-density: 3.0 to 4.9 acres of lot area per dwelling unit.

^gIncludes freeways, railroad rights-of-way, airports, and utility facilities.

^hIncludes associated surface water areas.

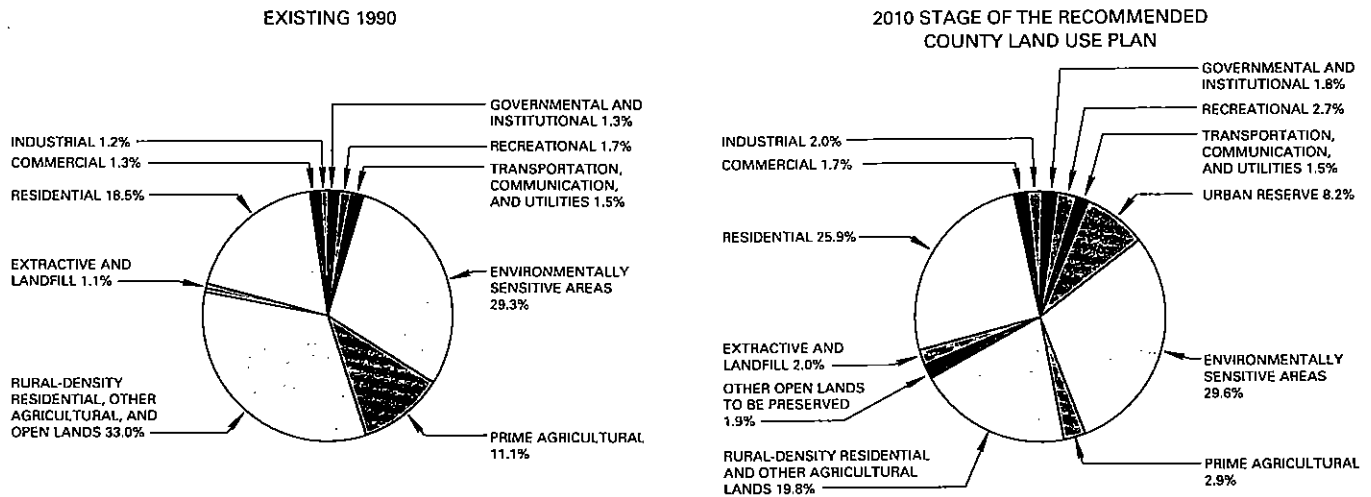
ⁱNot identified nor applicable for 1990.

^jUrban reserve represents lands to be developed for urban purposes under buildout conditions of the recommended County land use plan. Such areas are not envisioned to be needed for such purposes under the 2010 stage of that plan. Not identified nor applicable for 1990.

Source: SEWRPC.

Figure 105

LAND USE IN WAUKESHA COUNTY: EXISTING 1990
AND UNDER 2010 STAGE OF THE RECOMMENDED COUNTY LAND USE PLAN



Source: SEWRPC.

Other Open Lands to be Preserved: Other open lands proposed to be preserved are lands in rural areas usually adjacent to, but outside, identified primary and secondary environmental corridors and isolated natural resource areas, including lands within the 100-year recurrence interval floodplain; lands within existing County or State park and open space sites; and lands covered by soils having a high water table, by poorly drained soils, or by organic soils. Such lands, which should be considered unsuitable for urban development of any kind, would, under the 2010 stage of the recommended County land use plan, total about 11 square miles, or 2 percent of the total area of the County.

Prime Agricultural Lands: Under the 2010 stage of the recommended County land use plan, prime agricultural lands in the County would decrease by about 47 square miles, or about 74 percent, from about 64 square miles in 1990 to about 17 square miles by the year 2010. The anticipated losses in prime agricultural lands would occur as a result of planned additional urban development, primarily around expanding urban service areas, and as a result of the reclassification of prime agricultural lands to rural-density residential and other agricultural lands, or to other open lands to be preserved. By the year 2010, prime agricultural land would comprise about 3 percent of the total area of the County, compared to 11 percent in 1990.

Rural-Density Residential and Other Agricultural Lands: Under the 2010 stage of the recommended County land use plan, the rural-density residential

and other agricultural land category would decrease by about 76 square miles, or about 40 percent, from about 191 square miles in 1990 to about 115 square miles by the year 2010. The decrease would occur as a result of the additional urban development envisioned under the plan, as previously described. By the year 2010, rural-density residential and other agricultural lands would comprise about 20 percent of the total area of the County, compared to 33 percent in 1990.

It should be noted that additional households are not envisioned to be accommodated within rural-density residential and other agricultural lands under the 2010 stage of the plan. However, as detailed neighborhood plans are prepared by the local units of government concerned for such areas, some rural residential development may occur. As noted earlier in this chapter, about 14,900 additional households could be accommodated on lands designated for rural-density residential and other agricultural use under buildout conditions of the recommended County land use plan, with buildout conditions occurring after the year 2050. Since the period 1996 to 2010 represents about one-fourth of the time probably needed to attain buildout conditions, it may be estimated that about 3,900 additional housing units, or about one-fourth of the households envisioned to be accommodated in rural areas under buildout conditions, could be accommodated by the year 2010.

Urban Reserve Lands: Also indicated in Table 136 and on Map 90 are urban reserve lands. Such lands,

Table 137

**POPULATION, HOUSEHOLD, AND EMPLOYMENT LEVELS UNDER
THE 2010 STAGE OF THE RECOMMENDED LAND USE PLAN FOR WAUKESHA COUNTY**

Demographic or Economic Measure	Actual 1990	Recommended County Land Use Plan		
		2010 Stage ^a	Change: 1990 to 2010	
			Number	Percent
Population	304,700	384,800	80,100	26.3
Households	106,000	143,400	37,400	35.3
Employment	172,300	248,800	76,500	44.4

^aAssumes development of the urban areas envisioned under the 2010 stage of recommended County land use plan, as shown on Map 90.

Source: SEWRPC.

encompassing about 47 square miles under the 2010 stage of the recommended County land use plan, represent areas to be developed for urban purposes under buildout conditions of the County land use plan, but not envisioned to be needed for such purposes under the 2010 stage of that plan. Urban reserve lands thus reflect a quantitative illustration of the difference between lands envisioned to be needed to accommodate urban development under buildout conditions of the recommended County land use plan, and the amount of such land that could reasonably be expected to develop for urban use by the year 2010. Urban development occurring prior to the year 2010 in areas identified as urban reserve on Map 90 may be considered consistent with the recommended County land use plan if such lands were provided with such essential urban facilities and services as public sanitary sewer service.

Mineral Extraction Lands: Under the 2010 stage of the recommended County land use plan, areas identified for extractive land use would encompass about 11 square miles, or about 2 percent of the total area of the County. As noted earlier, it should be recognized that mineral extractive activity is an interim use, and, further, that mining activity at any given site usually proceeds in phases, with early phases undergoing reclamation while later phases are being mined. Accordingly, the total area of the County being actively mined at any point in time may be expected to be significantly less than 11 square miles.

Sanitary Landfill: Under the 2010 stage of the County land use plan, sanitary landfill areas would increase by about 40 acres, or about 10 percent, from the approximately one square mile of landfill area which existed in the County in 1990. The modest increase in landfill areas envisions the

continued operation of existing landfill sites in the Village of Menomonee Falls and City of Muskego, and the modest expansion of the Emerald Park landfill, in the City of Muskego.

2010 Population, Household, and Employment Levels

Population, household, and employment levels which would be accommodated under the 2010 stage of the recommended County land use plan are presented in Table 137. Under the 2010 stage of the plan, the resident population of the County would increase by about 80,000 persons, or about 26 percent, from about 305,000 persons in 1990 to about 385,000 under 2010 conditions. The number of households would increase by about 37,000, or about 35 percent, from about 106,000 households in 1990 to about 143,000 households by the year 2010. The number of employment opportunities, or jobs, in the County would increase by about 77,000, or about 44 percent, from about 172,000 jobs in 1990 to about 249,000 jobs by the year 2010.

Comparison between 2010 Plan and 2010 Projected Population, Household, and Employment Levels

Comparison of the population, household, and employment levels envisioned under the 2010 stage of the recommended County land use plan to projected population, household, and employment levels provides a useful perspective on the scale of growth inherent in the 2010 stage of the plan.

Population, household, and employment projections attendant to four alternative future growth scenarios for Waukesha County were presented in Chapter VIII of this report. Two of these scenarios, the intermediate-growth centralized and high-growth decentralized scenarios, were considered to be the most representative of the range of possible future conditions in the County. The intermediate-

Table 138

**COMPARISON BETWEEN 2010 PLANNED AND PROJECTED POPULATION,
HOUSEHOLD, AND EMPLOYMENT LEVELS IN WAUKESHA COUNTY**

Demographic or Economic Measure	Actual 1990	2010 Stage of Recommended County Land Use Plan ^a	Projected 2010: Intermediate- Growth Scenario ^b	Difference Between 2010 Intermediate-Growth Projection and Plan 2010 Stage Level		Projected 2010: High-Growth Scenario ^c	Difference Between 2010 High-Growth Projection and Plan 2010 Stage Level	
				Number	Percent		Number	Percent
Population	304,700	384,800	364,300	20,500	5.6	529,800	-145,000	-27.4
Households	106,000	143,400	132,600	10,800	8.1	177,200	-33,800	-19.1
Employment	172,300	248,800	200,100	48,700	24.3	257,500	-8,700	-3.4

^aAssumes full development of the urban areas envisioned under the 2010 stage of the recommended County land use plan, as shown on Map 90.

^bProjected for the year 2010 under an intermediate-growth centralized scenario for Waukesha County and the Southeastern Wisconsin Region, as presented in Chapter VIII of this report. These projections represent the forecasts for the year 2010 regional land use plan adopted by the Regional Planning Commission in 1992 and by the Waukesha County Board of Supervisors in 1993.

^cProjected for the year 2010 under a high-growth decentralized scenario for Waukesha County and the Southeastern Wisconsin Region, as presented in Chapter VIII of this report.

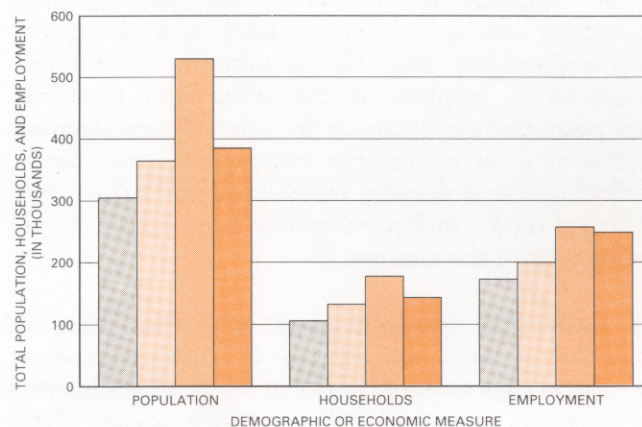
Source: SEWRPC.

growth centralized scenario, as previously noted, provided the basis for the preparation of the design year 2010 regional land use plan. As indicated in Chapter VIII, the intermediate-growth centralized scenario envisioned moderate increases in population and employment, with urban development concentrated to the extent practicable in and around Kenosha, Milwaukee, and Racine, the largest urban areas of the Region. The high-growth decentralized scenario envisioned considerably greater increases in population and employment, especially in the Waukesha County area, as a result of continued or accelerated decentralization of urban development away from Milwaukee County. A comparison of the population, household, and employment levels under the 2010 stage of the recommended County land use plan to the levels projected under the aforementioned intermediate-growth and high-growth scenarios are presented in Table 138 and Figure 106.

As indicated in Table 138, the population level envisioned under the 2010 stage of the plan is about 21,000 persons, or 6 percent, greater than the level envisioned under the intermediate-growth projection, and about 145,000 persons, or about 27 percent, less than the level envisioned under the high-growth projection. The level of households envisioned under the 2010 stage of the plan is about 11,000 households, or about 8 percent, greater than the level envisioned under the intermediate-growth projection, and about 34,000 households, or about 19 percent, less than the level envisioned under the high-growth projection. As further shown in Table 138, the level of employment envisioned

Figure 106

**COMPARISON BETWEEN PLANNED AND
PROJECTED POPULATION, HOUSEHOLD, AND
EMPLOYMENT LEVELS IN WAUKESHA COUNTY**



LEGEND

- ACTUAL 1990
- PROJECTED 2010 INTERMEDIATE-GROWTH CENTRALIZED ALTERNATIVE^a
- PROJECTED 2010 HIGH-GROWTH DECENTRALIZED ALTERNATIVE^b
- RECOMMENDED COUNTY LAND USE PLAN - 2010 STAGE^c

^aPROJECTED FOR THE YEAR 2010 UNDER AN INTERMEDIATE-GROWTH CENTRALIZED SCENARIO FOR WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION, AS PRESENTED IN CHAPTER VIII OF THIS REPORT. THESE PROJECTIONS REPRESENT THE FORECASTS FOR THE YEAR 2010 REGIONAL LAND USE PLAN ADOPTED BY THE REGIONAL PLANNING COMMISSION IN 1992 AND BY THE WAUKESHA COUNTY BOARD OF SUPERVISORS IN 1993.

^bPROJECTED FOR THE YEAR 2010 UNDER A HIGH-GROWTH DECENTRALIZED SCENARIO FOR WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION, AS PRESENTED IN CHAPTER VIII OF THIS REPORT.

^cASSUMES FULL DEVELOPMENT OF THE URBAN AREAS ENVISIONED UNDER THE 2010 STAGE OF THE RECOMMENDED COUNTY LAND USE PLAN, AS SHOWN ON MAP 90.

Source: SEWRPC.

under the 2010 stage of the plan is about 49,000 jobs, or about 24 percent, greater than the level envisioned under the intermediate-growth projection, and about 9,000 jobs, or about 3 percent, less than the level envisioned under the high-growth projection.

PLAN IMPLEMENTATION

The recommended County land use plan described in the previous section of this chapter provides a design for the attainment of the urban and rural development and open space preservation objectives recommended by the Waukesha County Development Plan Advisory Committee, as set forth in Chapter IX of this report. In a practical sense, however, the plan is not complete until the steps required to implement the plan, or to convert the plan into action policies and programs, are specified. The balance of this chapter is therefore presented as guide to the implementation of the recommended plan. It describes additional local planning that should be undertaken to refine and detail the County land use plan; identifies appropriate application of public land use controls, including zoning ordinances, land subdivision control ordinances, and official mapping ordinances required to implement the plan; and describes the potential purchase or transfer of development rights as a means of preserving open space lands, including rural-density residential and other agricultural lands, and particularly prime agricultural lands within the County.¹⁵

Of particular importance in implementation of the County land use plan is the maintenance of the rural character of areas of the County located beyond the proposed urban service areas. Many options exist regarding the specific pattern of land uses which may be accommodated and to the application of zoning and other measures to ensure the maintenance of rural character. The last section of this chapter sets forth guidelines for planning in rural areas and presents recommendations for the use of zoning to carry out such plans.

¹⁵*Implementation of the County land use plan should begin with formal adoption of the County development plan by the Waukesha County Board of Supervisors and the local units of government in the County. Recommendations with respect to the adoption of the land use element and other elements of the County development plan are set forth in Chapter XIV of this report.*

As envisioned under the County land use plan, the County would consist of three major types of areas: urban development areas, rural development areas, and prime agricultural areas. The urban development areas would consist of those portions of the County that are proposed to be provided with urban facilities and services, particularly public sanitary sewer service. Prime agricultural areas would consist of those portions of the County comprised of prime agricultural lands that are proposed to be preserved in agricultural use. The rural development areas would consist of the balance of the County, being envisioned to remain rural in appearance, but subject to residential and related development at rural densities. The boundaries of these areas are identified on Map 91. This map serves as a useful reference point with respect to the plan implementation recommendations presented in this section.

Additional Planning

The County land use plan is, in effect, a recommended community-level land use plan for each of the cities, villages, and towns in the County. Additional planning to refine and detail the plan is needed in both urban and rural areas.

Planning in Urban Development Areas: Under the recommended County land use plan, intensive residential, commercial, industrial, and governmental and institutional land uses are proposed to be located primarily within planned urban service areas, which would be provided with basic urban facilities and services, including, most importantly, public sanitary sewer service (see Map 91). An important step required for implementation of the recommended plan as it pertains to the proposed urban development areas is the preparation of detailed development and redevelopment plans for the residential neighborhoods and special-purpose districts which comprise the urban service areas. Within the context of the County land use plan, detailed development plans should be prepared for each neighborhood or special-purpose district where significant growth or change may be expected over the next two decades.

Neighborhood and special-purpose development district boundaries have already been delineated for some communities as part of the locally adopted land use plans incorporated into the recommended County land use plan. Where this is not the case, neighborhood units should be identified in accordance with sound planning practice. In this respect, neighborhoods should be bounded by such readily identifiable and relatively permanent features as